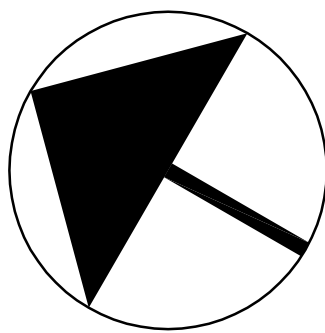
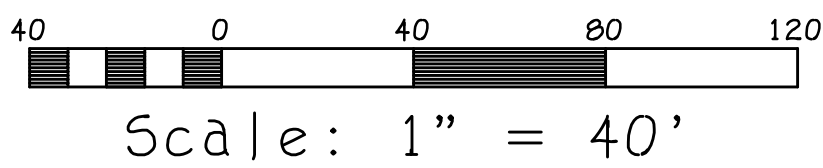
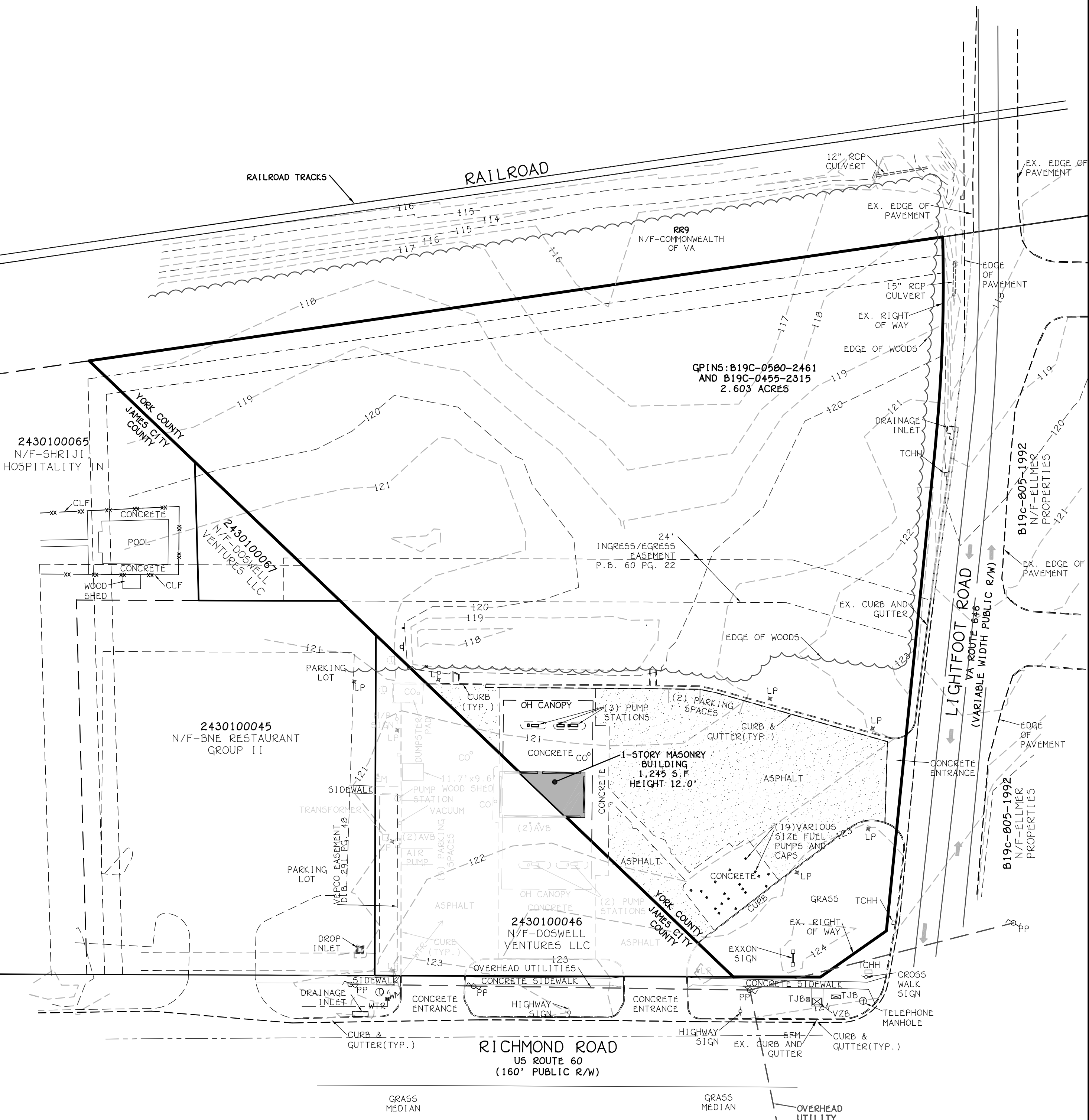
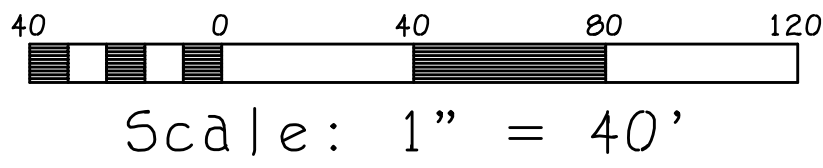
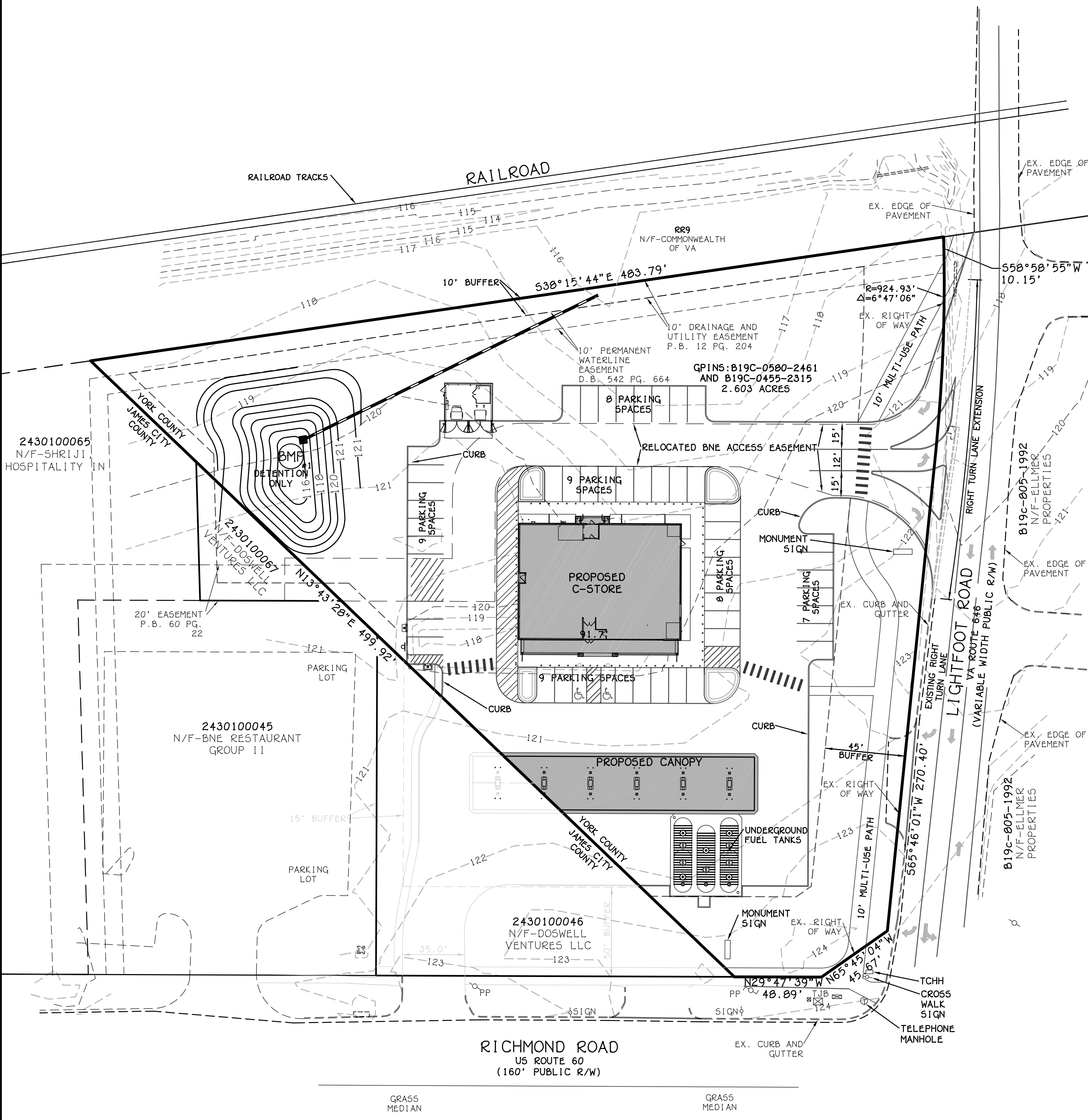


EXISTING CONDITIONS



PROPOSED IMPROVEMENTS



THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 16015\_Zoning (york)  
DATE: October 4, 2018  
REVISED: December 18, 2018  
REVISED:  
REVISED:

THE BAY COMPANIES

**bay**

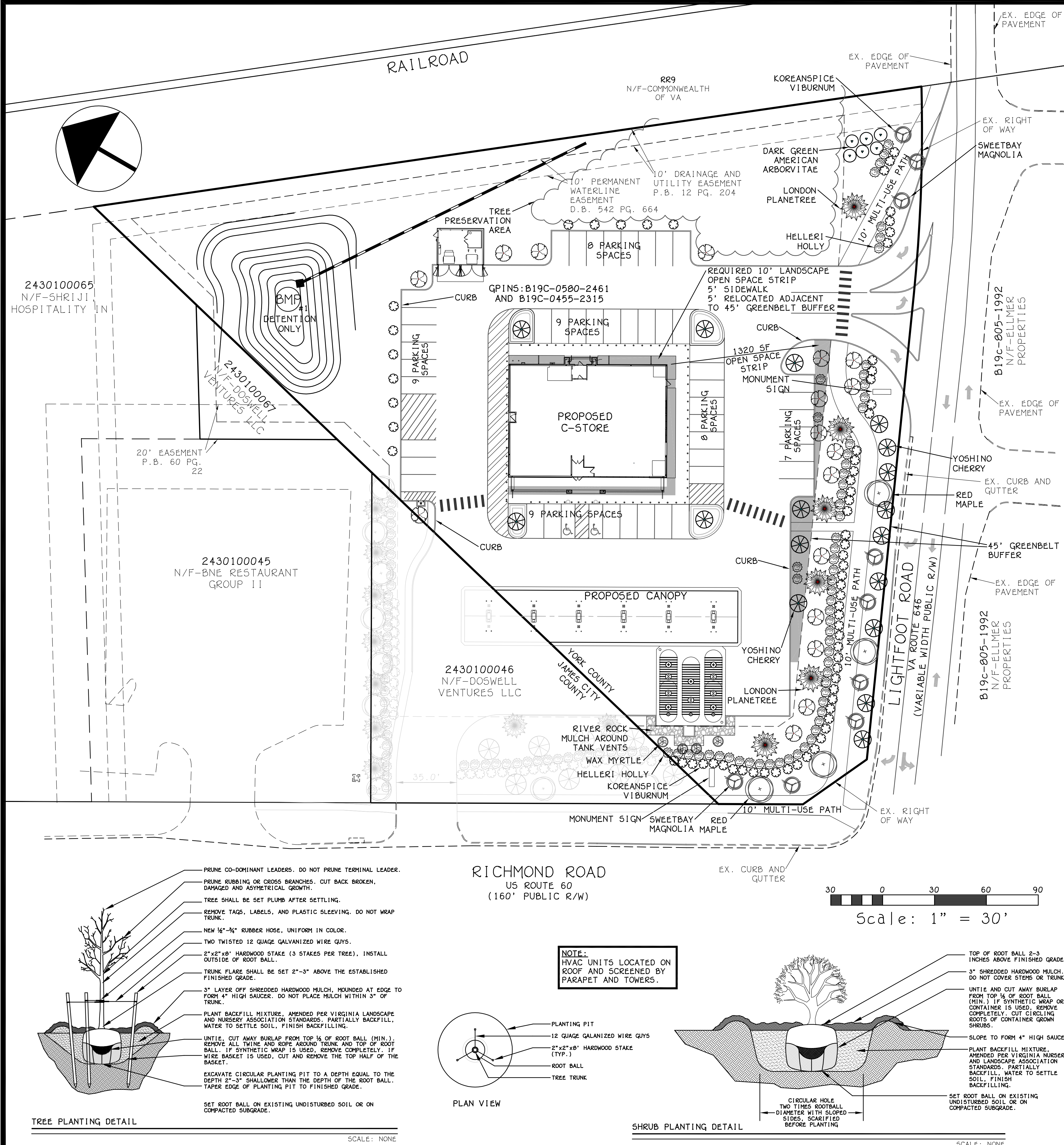
CIVIL ENGINEERS

8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
(804) 569-7060  
FAX: (804) 569-7061

PROJECT:  
**Wawa**  
6446 RICHMOND ROAD

York County, Virginia  
SHEET:  
Master Plan  
SHEET NO:  
**C1**  
JOB NO. 16015





LANDSCAPE REQUIREMENTS				
BUFFER	LENGTH	REQUIREMENT	REQUIRED	PROVIDED
45' GREEN BELT	500 LF	90 LANDSCAPE CREDITS PER 100 LINEAR FEET	500 LF/90 = 450 CREDITS	450 CREDITS
10' BUILDING PERIMETER	253 LF	15 LANDSCAPE CREDITS PER 100 LINEAR FEET	253 LF/15 = 38 CREDITS	38 CREDITS
PARKING LOT	50 SPACES	15 LANDSCAPE CREDITS PER 10 SPACES	50 SPACES/15 = 75 CREDITS	76 CREDITS

LANDSCAPE DATA 45' GREENBELT									
KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	STAKING	LANDSCAPE CREDIT UNIT VALUE	TOTAL CREDITS
	4	ACER RUBRUM	RED MAPLE	2.5" CAL	SEE PLAN	B & B	YES	6	24
	6	PLATANUS X ACERIFOLIA	LONDON PLANETREE	2.5" CAL	SEE PLAN	B & B	YES	6	36
	8	PRUNUS YEDOENSIS	YOSHINO CHERRY	2" CAL	SEE PLAN	B & B	IF NEEDED	5	40
	9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL	SEE PLAN	B & B	IF NEEDED	5	45
	9	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	2" CAL	SEE PLAN	CANISTER	IF NEEDED	5	45
	6	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	2" CAL	SEE PLAN	CANISTER	IF NEEDED	5	30
	56	ILEX CRENATA	HELLERI HOLLY	18" SPRD	SEE PLAN	CANISTER	—	2	112
	55	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	18" SPRD	SEE PLAN	CANISTER	—	2	110
	4	MYRICA CERIFERA	WAX MYRTLE	18" SPRD	SEE PLAN	CANISTER	—	2	8
								TOTAL	450

LANDSCAPE DATA 10' BUILDING PERIMETER									
KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	STAKING	LANDSCAPE CREDIT UNIT VALUE	TOTAL CREDITS
	3	PRUNUS YEDOENSIS	YOSHINO CHERRY	2" CAL	SEE PLAN	B & B	IF NEEDED	5	15
	3	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	2" CAL	SEE PLAN	CANISTER	IF NEEDED	5	15
	4	ILEX CRENATA	HELLERI HOLLY	18" SPRD	SEE PLAN	CANISTER	—	2	8
								TOTAL	38

LANDSCAPE DATA PARKING LOT									
KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	STAKING	LANDSCAPE CREDIT UNIT VALUE	TOTAL CREDITS
	5	PRUNUS YEDOENSIS	YOSHINO CHERRY	2" CAL	SEE PLAN	B & B	IF NEEDED	5	25
	5	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	2" CAL	SEE PLAN	CANISTER	IF NEEDED	5	25
	13	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	18" SPRD	SEE PLAN	CANISTER	—	2	26
								TOTAL	76

- STANDARD LANDSCAPE NOTES**
1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOO AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
  2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
  3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
  4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
  5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
  6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
  7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
  8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5/16" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5/8" X 18" PERMALOC. (800-356-8650, /WWW.PERMALOC.COM.) FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
  9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN 'X' PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
  10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH, WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS. IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
  11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1.
  12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
  13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2) INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 8-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLED MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
  14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
  15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1"-3" RIVER STONE MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
  16. TURF SPECIFICATION AND SEEDBED PREPARATION  
A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WWA LEASED PREMISES IS TO BE SOO. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOO SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.  
B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.  
C. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.  
D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
  17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

**PARKING SCHEDULE:**  
SPACES REQUIRED = 1 SPACE PER 200 SF OF GROSS FLOOR AREA  
6049 SF OF FLOOR AREA PROPOSED  
6049 SF / 200 SF PER SPACE = 31 SPACES REQUIRED

SPACES PROVIDED = 50 SPACES  
2 HANDICAP SPACES  
48 STANDARD SPACES

ALL SPACES ARE 10'x20' IN SIZE

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 16015\_Zoning (york)

DATE: October 4, 2018

REVISED: December 18, 2018

REVISED:

REVISED:

THE BAY COMPANIES  
**bay**  
CIVIL ENGINEERS

8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
(804) 569-7060  
FAX: (804) 569-7061

PROJECT: **Wawa**

6446 RICHMOND ROAD

York County, Virginia

SHEET: **Landscape Plan**

SHEET NO: **L1**

JOB NO. 16015